

Design Guide – updates

Part 2: Extensions and Alterations to Dwellings

Page No	Old text	New text	Reason
3	Delete... (and in due course Parts 4 and 5)	Update text to read... <u>having regard to the design principles in other parts of the Design Guide.</u>	Parts 4 and 5 now written
3, 4	Reference to the Core Strategy and Development Policies Document	Amend to make reference to the North York Moors Local Plan (2016-2035)	To reflect policy change
4	Reference to Development Policy 19	Replace with Strategic Policy C	To reflect policy change
19	Footnote 3, update to align with Local Plan	Refer to Appendix A: Policy CO20 – Extensions to Domestic Curtilages, Local Plan (2016)	To reflect policy change
20	Add additional text to middle of first paragraph to cover non-designated heritage assets	Traditional buildings are vital components of the character of the National Park; particularly those properties which are Listed or situated within a Conservation Area. <u>However designated heritage assets make up only a fraction of all heritage assets. There are a very large number of non-designated assets of architectural and historical significance that contribute to the special qualities of the National Park. These assets are particularly vulnerable to inappropriate change due their lack of specific protection however where proposals affect non-designated heritage assets, either directly or indirectly, the impact of the proposal on the character of the asset is taken into account in determining planning applications. Seemingly small but inappropriate alterations to these buildings can easily damage the appearance of the building itself or the wider context in which it sits.</u>	To reflect policy change (NPPF)
21	Add extra paragraph to end of Stone section	<u>Stone cleaning</u> <u>The need to clean a building is commonly perceived as being critical for its wellbeing but such a physical act is usually driven by aesthetic considerations such as for townscape or streetscape reasons, often without properly considering the consequences to the building itself and the physical impact cleaning has on the stone face. Local calcareous sandstone develops a harder outer skin which protects the relatively soft inner stone. When this hard outer skin is eroded the softer inner stone can become prone to accelerated rates of decay. Cleaning can also lead to the loss of building features and detailing such as herringbone, punched or pick-faced tooling, resulting in considerable harm to the buildings character. It is for these reasons that the Authority advises against the use of abrasive cleaning methods.</u> <u>The cleaning of a Listed Building will almost definitely require Listed Building Consent as such work is likely to affect its character and appearance.</u>	Additional advice

23	Add extra bullet point to “General design guidelines”	<ul style="list-style-type: none"> • <u>Where joints are fine, such as with Ashlar stonework, extra care should be taken when raking out the joints so as not to damage the stone. Only hand tools such as picks and quirks should be used in such circumstances, not mechanical grinders.</u> 	Additional advice
25	Amend last paragraph	<p><u>When installing double glazed units into multi-paned windows, the use of structural glazing bars to glaze a standard double glazed unit (typically of 24mm) would result in glazing bars of 30-40mm which are significantly wider than historic glazing bars and will look clumsy by comparison. To achieve a more traditional narrower glazing bar dimension (16-20mm), the use of a thin double glazed unit of 12-14mm will enable the use of traditional structural glazing bars. Alternatively the use of applied glazing bars, bonded to the inside and outside of a large double glazed unit is an acceptable approach in most circumstances. Glazing beads and glazing bars should be chamfered to resemble traditional putty (i.e. wedge shaped) and not left square (see Diagram 1).</u></p> <p><u>The Authority’s approach to double glazing in Listed Buildings is a pragmatic one which seeks to achieve preservation of, or enhancement to, the character of Listed Buildings. Where a building retains historic or traditional windows the Authority would not support the installation of double glazing for several reasons, such as loss of historic fabric, loss of character in terms of handmade glass, the visibility of double glazing units and inauthentic construction forms. However where a Listed Building contains inappropriate modern window styles, in order to achieve an enhancement, i.e. reinstatement of traditional window styles, the Authority will sometimes allow the incorporation of discrete slim glazing into traditionally constructed frames, dependant on the context and impact.</u></p>	Update advice
26	Add extra paragraph before yellow box	<p><u>The use of uPVC or powder coated aluminium</u></p> <p><u>The use of timber for windows is always the Authority’s preferred option, not only for aesthetic and historical reasons but also for sustainability – timber is a natural resource, is biodegradable but it is also repairable. However there are circumstances where replacement with uPVC or powder coated aluminium is considered acceptable. These circumstances are:</u></p> <ul style="list-style-type: none"> • <u>Where the building is modern or non-vernacular and as such the use of uPVC or powder coated aluminium is not considered to harm the character of the building;</u> • <u>Where the proposal is to replace unsympathetic timber windows with more appropriately detailed uPVC or powder coated aluminium replacements. This could apply to both traditional and non-traditional buildings and also</u> 	Update advice

		<p><u>buildings within Conservation Areas where it would bring about an overall enhancement to the character of the building and/or the wider area.</u></p> <p><u>The introduction of uPVC or powder coated aluminium in Conservation Area locations is not normally supported as it introduces an alien material into a traditional and historic setting. However in cases where the existing timber windows do not contribute to the architectural character of the property or the wider Conservation Area their replacement with more appropriately design uPVC replacements may be supported, for example replacing windows of a non-vernacular stormproof design with traditional flush fitting uPVC casements or well detailed uPVC sashes in order to provide an overall visual enhancement. In such circumstances the Authority will request the use of an off-white colour in order to avoid the stark white appearance associated with uPVC.</u></p> <div data-bbox="824 584 1839 1003" data-label="Image"> </div> <p><u>Flush fitting uPVC casement window vs modern stormproof timber window</u></p> <p><u>Where a building retains its traditional windows, such as Yorkshire sliding sashes, vertical sashes, or even traditionally detailed casements or crittal casements, it is unlikely that the Authority will support replacement with uPVC or powder coated aluminium. Such modern materials are rarely ever appropriate in Listed Buildings.</u></p> <p><u>Nearly all of the Conservation Areas are subject to an Article 4 Direction which removes certain 'permitted development' rights and therefore work such as replacement windows may require planning permission. You are always advised to contact the Authority and see advice prior to the carrying out of any work.</u></p>	
26	General design guideline (windows)	7 th bullet point, amend:	Update advice

		<ul style="list-style-type: none"> <u>Within Conservation Areas external trickle vents should be avoided and their omission will be requested as part of any planning approval. In other locations where they have to be incorporated they should be painted to match the sashes to minimise their visual impact.</u> <p>8th bullet point, amend:</p> <ul style="list-style-type: none"> <u>The use of uPVC or powder coated aluminium should generally be avoided as timber is a more sustainable and traditional material, however there may be cases where good quality uPVC or aluminium windows may be acceptable in order to bring about a wider visual enhancement.</u> 	
29	General design guidelines (doors)	<p>4th bullet point, amend:</p> <ul style="list-style-type: none"> <u>The use of uPVC or powder coated aluminium should generally be avoided as timber is a more sustainable and traditional material. However there may be cases where good quality uPVC or aluminium doors may be acceptable in order to bring about a wider visual enhancement, such as the replacement of a modern half glass door with a 4-panel composite door.</u> <p>6th bullet point, amend:</p> <ul style="list-style-type: none"> <u>Careful consideration should be given to the use of traditional door furniture and ironmongery such as locks, hinges and door knobs. Where good quality historic furniture exists, consideration should be given to its reuse in the replacement door.</u> 	Update advice
32	General design guidelines (roof detailing)	<p>Last bullet point, amend:</p> <ul style="list-style-type: none"> <u>The use of unsightly tile clips, ridge vents and mushroom vents as part of the roof detailing on new buildings and extensions should be avoided as they detract from the simple vernacular character of the built environment.</u> 	Update advice
37	Add paragraph to explain soil and vent pipes	<p>Add new paragraph before Chimneys section:</p> <p><u>Soil and Vent Pipes</u> <u>As building owners change it is common for internal remodelling to be carried out to meet the needs of the new occupier, such as the creation of new ensuite bathrooms. Often these works can have implications on the external appearance of the building with the introduction of new soil and vent pipes. Owners should carefully consider the implications of internal remodelling from the outset, locating any new pipes and vents away from prominent elevations. If this cannot be done, consideration should be given to internal flues and pipes.</u></p>	Additional advice

Add photo to side margin



Inappropriately located soil pipes can harm the character of the host building

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Before Appendix A add extra section

Lighting

Dark skies at night are one of the North York Moors National Park's special qualities and are a feature of the National Park because of its large areas of open countryside interspersed with small settlements and low levels of pollution.

As well as being an intrinsic part of the quality of the National Park landscape, dark skies at night are important for many wildlife species e.g. bats, moths and nightjar and help maintain biodiversity within the National Park. They are also important for recreation – there is a growing interest in star gazing which in turn has benefits for local communities and the local tourism economy.

As such, the landscape of the North York Moors is particularly sensitive to light pollution. Light pollution is probably best described as artificial light that is allowed to illuminate or pollute areas that are not intended to be lit. Stray light is not only harmful to the wildlife but can also be a nuisance to neighbouring properties causing amenity issues.

Additional advice and to align with other parts of the DG

		<p><u>Before going to the expense and effort of installing external lighting, ask yourself:</u></p> <ul style="list-style-type: none"> • <u>Is lighting really necessary?</u> • <u>Could safety or security be achieved through an alternative method?</u> • <u>Do lights have to be on all night?</u> • <u>Is the lighting appropriate and properly installed?</u> <p><u>The Institute of Lighting Professionals guidelines are well established and provide a clear set of standards that could be used to assess external lighting on proposed new developments. However, the Authority is also preparing a Dark Skies Audit and Management Plan as part of a proposal to apply for the North York Moors to be recognised by the international Dark Sky Places programme. This would set out specific standards for external lighting within the National Park and, once adopted, could be incorporated into a new dark skies planning policy as an alternative to the ILP guidelines.</u></p> <p><u>Until this Management Plan is produced, consideration should be given to:</u></p> <ul style="list-style-type: none"> • <u>Movement sensors: Many security lights are fitted with movement sensors which, if well installed and aimed, will reduce the amount of time a light is on each night. This is more easily achieved in a system where the light unit and the movement sensor are able to be separately aimed. Remember, vegetation may screen a light – but may also trigger it.</u> • <u>Timers: If the light is fitted with a timer this should be adjusted to the minimum to reduce the amount of 'lit time'.</u> • <u>Aim of light: The light should be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. To keep glare at a minimum the main beam angle of light should generally be kept below 70°. The higher you fix the light from the ground, the lower the angle you will need to cover the area you wish to light. Avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting wildlife as well as people. Lights should not be aimed skywards. A shield or hood can be used to control or restrict the area to be lit.</u> • <u>Alternatives: It may be a better solution for security lighting on domestic properties to use a porch light which generally gives off less glare, uses less energy and tend to be cheaper.</u> 	
43	Appendix A, insert new policies	<p>Appendix A: <u>Add Policy ENV4 – Dark Skies at Night</u> <u>Add Policy CO20 – Extensions to Domestic Curtilages</u></p>	To reflect policy change

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